



COUNCIL TAX BAND: F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	83	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE RESALES

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McCARTHY STONE
RESALES

60 SWIFT HOUSE
ST. LUKES ROAD, MAIDENHEAD, SL6 7AJ



ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF SWIFT HOUSE - BOOK NOW!

A bright and spacious two bedroom, third floor apartment is being offered in excellent condition and ready to move into. It is located on the easterly side of the development away from the road and traffic noise allowing for a peaceful and worry free retirement living lifestyle.



ASKING PRICE £375,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstoneresales.co.uk | mccarthyandstoneresales.co.uk

ST. LUKES ROAD, MAIDENHEAD

2 BED | £375,000

SUMMARY

Swift House is a purpose built Retirement Living Plus development built by McCarthy & Stone, designed specifically for the over 70s, for those who wish to enjoy independent living but may need some extra care and support. The development is proud to be Winner of Housing for Older People with Care Award 2019. There is an Estate Manager who leads the team and oversees the development.

The apartment comprises of a modern fully fitted kitchen, underfloor heating, fitted and tiled shower room, two spacious bedrooms, living room, separate cloakroom and a 24 hour emergency call system.

Communal facilities include a Homeowners lounge where social events and activities take place, a function room and landscaped gardens. There is also a well-being suite with a visiting hair technician. A fully equipped laundry room and a restaurant which is table service and serves freshly prepared meals daily. If your guests wish to stay, there is guest suite accommodation which can be booked (fees apply). There is a 24 hour emergency call system provided by a personal pendant and call points in your bedroom and bathroom as well as onsite management 24 hours a day.

One hour of domestic support per week is included in the service charge at Swift House with additional services including care and support available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

Swift House is conveniently located within walking distance of local amenities in Maidenhead.



ENTRANCE HALL

Large entrance hall with walk-in storage/airing cupboard. Illuminated light switches, apartment security door entry system and intercom. Emergency call system. Doors lead to the living room, two bedrooms, shower room and separate WC.

LIVING ROOM

Spacious living room with feature fire surround and decorative electric fire, TV and BT points. Sky & Sky+ point. Fitted carpets, raised electric power sockets. Underfloor heating with individual thermostats. Double glazed windows with an easterly aspect.

KITCHEN

Fully fitted modern kitchen with an excellent range of base and wall units with contrasting worktops, tiled floor and electronically operated double glazed window. Features include waist high electric oven, microwave, ceramic hob with opaque glass splash-back and stainless steel extractor hood and fitted fridge/freezer.

BEDROOM ONE

Spacious Double bedroom with large double wardrobe fitted with sliding mirrored doors. Emergency pull cord. Underfloor heating, raised power points. TV and BT points. Window with easterly aspect.

BEDROOM TWO

Second double bedroom of excellent proportions. Underfloor heating, raised power points. TV and BT points. Window with easterly aspect.

SHOWER ROOM

Modern wet-room style shower room with fully tiled level access walk-in shower with thermostatically controlled shower unit, underfloor heating and grab rails. Close coupled WC and Vanity unit with wash basin, mirror and light above. Emergency pull cord. Electric heated ladder style towel rail and extractor.



CLOAKROOM/WC

Tiled floor and partly tiled walls, WC, Pedestal wash hand basin, Mirror.

SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Manager. Find out more about service charges please contact your Property Consultant or Estates Manager.

Service charge: £12,301.68 per annum (for financial year end 30/06/2025).

LEASEHOLD

Ground Rent £525 per annum

Ground Rent Review Date: June 2031

999 Year Lease From the 1st June 2016

ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

